

# BOARD OF COUNTY COMMISSIONERS

## AGENDA ITEM SUMMARY

Meeting Date: September 21, 2005

Division: Growth Management

Bulk Item: Yes X No     

Department:                                     

Staff Contact Person: Dianne Bair, CFM

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### AGENDA ITEM WORDING:

Approval of a request by Monroe County Airport Services for a floodplain variance to section 9.5-317(3)b.(i) in order to construct an 11,800 square foot hangar below base flood elevation at the Marathon Airport.

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### ITEM BACKGROUND:

Non elevated non residential structures used for parking only are limited to 300 square feet unless they meet the floodproofing requirements contained in section 9.5-317(b)(2)a. A variance to this size limitation may be approved provided the construction is consistent with the Federal standards and criteria for Floodplain Management as set forth in section 9.5-317(b)(3)b.(ii),(iv) and (v). This hangar will be located in an AE 6' and 7' flood zone. The hangar floor elevation will be 4.5' above mean sea level (MSL). The depth of flooding would be 2 to 3 feet during a 1% event and would have minimal impact on properly anchored and vented buildings with the floor elevation of 4.5' MSL.

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### PREVIOUS RELEVANT BOCC ACTION:

Variance approved for placement of four T-hangers January 17, 2002

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### CONTRACT/AGREEMENT CHANGES:

None

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### STAFF RECOMMENDATIONS:

Approval

TOTAL COST: -0-

BUDGETED: Yes      No -0-

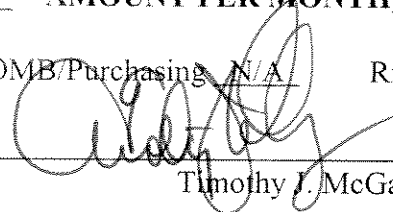
COST TO COUNTY: -0-

SOURCE OF FUNDS: -0-

REVENUE PRODUCING: Yes      No X AMOUNT PER MONTH      Year     

APPROVED BY: County Atty N/A OMB/Purchasing N/A Risk Management N/A

DIVISION DIRECTOR APPROVAL:                                     

  
Timothy J. McGarry, AICP

DOCUMENTATION: Included X

Not Required     

DISPOSITION:                                     

AGENDA ITEM #

***TABLE OF CONTENTS:***

***Part a:***

Staff Report

Letters of Notification

***Part b:***

Flood Variance Application

Site Plan

Building Detail

***Part c:***

Site Photo's

Receipt: Fees have been waived. This is a Monroe County Airport Services project.

*Part a:*

**STAFF REPORT**

**LETTERS OF NOTIFICATION**

## **STAFF REPORT**

**TO:** Timothy J. McGarry, Director, Growth Management Division

**FROM:** Dianne Bair CFM, Special Projects Administrator

**DATE:** August, 2005

**SUBJECT:** Flood Variance Request For an 11,800 square foot Enclosed Hangar at the Marathon Airport

### **VARIANCE REQUEST:**

As provided for in Article VII, Division 6 Variances to the floodplain management requirements, Section 9-5-318 of the Monroe County Code, the Monroe County Airport Services is requesting a variance to section 9.5-317(2)(b)(i) of the Floodplain Management Ordinance “Non residential accessory structures: **All nonresidential accessory structures, or enclosed areas below base flood elevation, which meet the following criteria, may be permitted if (i) The enclosed area is three hundred (300) square feet or less;**”.

### **BASIS OF REQUEST:**

Monroe County Airport Services is requesting a variance to the size limitation of non-residential structures located below the required base flood elevation. The purpose of the request is to construct an 11,800 square foot pre fabricated metal aircraft hangar below base flood elevation for the placement of private jets during severe thunderstorm conditions at the Marathon Airport.

### **STAFF REVIEW OF VARIANCE REQUEST:**

(1) In accordance with Section 9.5-318(c)(1) of the Monroe County Code variances shall be issued only upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief, and only upon **ALL the following conditions:**

***a. Showing of good and sufficient cause:***

The applicant has demonstrated good and sufficient cause. The request is to the size of the structure only. This is the minimum variance necessary in that it will comply with all other floodplain management requirements. The structure will be restricted to parking of aircraft, meet the A-zone flood venting requirements and be properly anchored. This is consistent with both the Federal standards and the requirements of the Monroe County Floodplain Management Ordinance.

***b. A determination that failure to grant the variance will result in exceptional hardship to the applicant***

Failure to grant this variance will result in an exceptional hardship. Variances to the size limitation contained in Section 9.5-317(3)(b)(i) have previously been approved by the Board of County Commissioners for hangars at both the Key West International Airport and the Marathon Airport.

***c. A determination that granting the variance will not result in increased flood heights, additional threats to public safety; extraordinary public expense; nuisance; fraud on or victimization of the public, or conflict with other provisions of this chapter.***

Flood vents will be installed to allow flood waters to flow evenly through the structure preventing buildup of water loading. Granting this variance will not increase the flood heights, result in additional threats to public safety, extraordinary public expense, nuisance, fraud on or victimize the public.

**(2) THE FOLLOWING FACTORS SHALL BE RELEVANT IN GRANTING THE VARIANCE:**

***a. Physical characteristics of construction;***

The construction will be in compliance with all Federal standards set forth in 60.3 CFR, Florida Building Codes and the Monroe County floodplain management standards set forth in Section 9.5-317(3)b.(ii), the use is parking of aircraft; 9.5-317(3)b.(iv) the construction will meet the venting and flood resistant materials requirements and; 9.5-317(3)b.(v) the building will meet the anchoring and windload requirements.

***b. Whether it is possible to use the property by a conforming method of construction;***

The hangar building would not be sufficient in size if limited to 300 square feet or less. Floodproofing would be cost prohibitive for parking of aircraft.

***c. The possibility that materials may be swept onto other lands to the injury of others;***

A properly constructed, anchored and vented ground level enclosed area will allow water to flow through without destroying the structure or displacing the structure from its foundation and therefore will not cause material to be swept away onto other lands.

***d. The danger to life and property due to flooding or erosion damage.***

There will be no danger to life or property. The building is for parking of aircraft and not for habitation purposes. The location of the hangars at the airport will not pose property damage. According to the agent the aircraft will be evacuated during hurricane conditions.

***e. The susceptibility of the proposed facility and its contents to flood damage and the effects of such damage on the individual owner;***

The building itself will be constructed with materials and methods that will prevent flotation collapse and lateral movement. The aircraft are normally stored outside and evacuated during hurricane conditions. This hangar would be to house the aircraft during severe thunderstorm conditions. There will be no damage posed by flood to the building, the contents or the owner.

***f. The importance to the community of the services provided by the proposed facility;***

This is not applicable.

***g. The necessity of the facility of a water dependent location where applicable;***

This is not applicable.

***h. The availability of alternative locations less subject to flooding;***

All of Monroe County is located in a floodplain. This is an ideal location being located in an AE flood zone. Additionally the base flood elevation is 6' and 7' MSL

and the ground elevation is 4.0' to 5.0' MSL. This land is susceptible to minimal water inundation of 2' to 3' during a 1% flood.

***i. The compatibility of the proposed use with existing and anticipated development;***

The proposed use being located within an airport district is compatible with existing and anticipated development.

***j. The relationship of the proposed use to the comprehensive plan, land development regulations and the floodplain management program for the area;***

Airplane hangars are specific to airport districts and therefore this construction is consistent with the goals, objectives and policies of the *Monroe County Year 2010 Comprehensive Plan*

Ground level enclosed parking areas properly anchored, vented and constructed with flood resistant materials, and used to park the aircraft that would be stored outside, are consistent with the floodplain management program.

***k. The safety and access to the property for ordinary and emergency vehicles in times of flooding;***

Coastal floods are generated by hurricanes in Monroe County. In the event of flooding from hurricane conditions, the property would not be accessible for emergency vehicles. However, this is true for the entire County. Additionally, evacuation is required for hurricane categories that would generate the 1% flood and the in general aircraft that would be housed in the hangars would be evacuated. There would be no reason for people to be at the hangar site during hurricane conditions.

***l. The expected heights, velocity, duration, rate of rise and sediment transport of the floodwaters and the effects of wave action, if applicable, at the site;***

There is a 1% chance in any given year this site could experience flood waters reaching 6 (AE 6) to 7 (AE 7) feet above mean sea level, with most of the building site located in the 6 foot zone (AE 6). The average ground elevation at this site is approximately 4.0 to 5.0 feet MSL. This is the lowest area of the airport. Other areas of the airport range from 5.0 to 7.0 feet MSL. This specific site could be inundated with 2 to 3 feet of water. The velocity of the water in the AE flood zone would depend on the windspeed. The water will be driven by hurricane force winds. The rate of rise and sediment transport is associated with riverine flood conditions and not applicable to hurricane

generated coastal flooding. This scarified site would be no more affected with a properly anchored and vented hangar than it would be without.

- m. The cost of providing governmental services during and after flood conditions, including maintenance and repair of public utilities and facilities such as sewer, gas, electrical and water systems and streets and bridges.*

This is not applicable.

### **CONCLUSIONS:**

In conclusion the staff has determined that the applicant meets the criteria for a variance established in Section 9.5-318 of the Monroe County Code.

### **RECOMMENDATION:**

It is recommended that the Board of County Commissioners approve the variance request.



# County of Monroe

Growth Management Division

2798 Overseas Highway  
Suite 400  
Marathon, Florida 33050  
Voice: (305) 289-2500  
FAX: (305) 289-2536



Board of County Commissioners

Mayor Dixie Spehar, Dist. 1  
Mayor Pro Tem Charles "Sonny McCoy", Dist. 3  
Comm. George Neugent, Dist. 2  
Comm. David P. Rice, Dist. 4  
Comm. Murray Nelson, Dist. 5

August 4, 2002

The Craig Company  
PO Box 372  
Key West, FL 33041-0372

Att: Barbara Mitchell

RE: Flood Variance application for an 11,800 SF aircraft hangar below base flood elevation at the Marathon Airport

Dear Ms. Mitchell:

This is to inform you that your application for a flood variance has been scheduled to be heard before the Board of County Commissioners on September 21, 2005. This meeting will be held at the Marathon EOC/BOCC Chambers beginning at 9:00 A.M.

We have made a recommendation of approval for your request. If you have any questions, do not hesitate to contact this office 305) 289-2518.

Sincerely,

Dianne Bair, CFM  
Special Projects Administrator  
Growth Management Division

Cc: Peter Horton

*Part b:*

**FLOOD VARIANCE APPLICATION**

**SITE PLAN**

**BUILDING DETAIL**

VIA HAND DELIVERY

## The Craig Company

Comprehensive Planning  
Resort/Tourism Planning  
Land Use Regulation  
Development Feasibility  
Site Design  
Expert Witness

July 14, 2005

Monroe County Building Department  
2798 Overseas Highway  
Marathon, Florida 33050

Attn: Ms. Mary Wingate

Re: Flood Variance Request

Dear Mary,

Attached you will find our application for a flood variance for the new airport hangar at the Marathon Airport. Yesterday, the Planning Commission approved the project. Prior to the issuance of a building permit we will need to obtain a flood variance for the hangar from the Board of County Commissioners.

I have included in this application the authorization form allowing us to represent the County in this matter as well as the application with justification and a set of plans.

If you need anything further, please let me know. We appreciate your attention to this matter and hope you are able to process it as soon as possible.

Thanks again for your help, if you have any questions please feel free to give me a call.

Sincerely,



Barbara Mitchell  
Senior Associate

Cc: Donald L. Craig, AICP  
Brian Schmitt  
Peter Horton

Mailing address: P. O. Box 372  
Key West, FL 33041-0372

Office location: 600 White St.  
Key West, FL 33040

Phone: 305/294-1515  
Fax: 305/292-1525  
E-mail: barb@craigcompany.com

RECEIVED  
MONROE COUNTY  
BUILDING DEPT.

DATE 7-14-05  
TIME 2 PM INITIALS CT

**APPLICATION FOR VARIANCE TO FLOOD HAZARD ORDINANCE**

Submit to: Monroe County Building Department

\$50.00 fee for filing of application

DATE April 28, 2005

APPLICANT'S NAME MONROE COUNTY PHONE (305) 296-7223  
APPLICANT'S MAILING ADDRESS 9400 Overseas Highway, Marathon, Florida 33050  
NAME OF PERSON SUBMITTING APPLICATION URS CORPORATION  
MAILING ADDRESS OF ABOVE 7650 CORPORATE CENTER DRIVE, SUITE 400; MIAMI, FL 33126  
PROPERTY DESCRIPTION: KEY N/A LOT N/A BLOCK N/A  
SUBDIVISION N/A  
STREET OR ROAD \_\_\_\_\_

EXPLAIN REQUEST FOR VARIANCE: (Drawings or photos if necessary) The purpose of this variance is  
to allow the development of rectangular hangar enclosed with required venting,  
located west of existing terminal building with a floor elevation 4.4 at  
Florida Keys Marathon Airport.

BRIEFLY EXPLAIN WHY YOU BELIEVE YOUR REQUEST SHOULD BE GRANTED: This request should be  
granted for the reasons that during severe rain storm the aircraft would be removed  
into the hangar, plus there is drainage venting in the enclosed rectangular hangar  
as detailed in Monroe County Code Section 9.5-317B.111.

I/WE UNDERSTAND THAT FLOOD INSURANCE RATES FOR IMPROVEMENTS BELOW THE REQUIRED ELEVATIONS  
WILL RESULT IN HIGH PREMIUM RATES.

Barbara Mitchell  
APPLICANT'S SIGNATURE

DO NOT WRITE BELOW THIS LINE  
TO BE COMPLETED BY ZONING DIRECTOR

PROPERTY INSPECTED BY WALTER JENKINS AEO DATE 8/2/05

COMMENTS THIS PROPOSED AIRCRAFT HANGER IS SIMILAR TO EXISTING  
ADJACENT HANGERS AT THE MARATHON AIRPORT. I RECOMMEND APPROVAL  
FOR THIS VARIANCE.

Walter Jenkins  
SIGNATURE OF THE Assistant Building Official

PLEASE RETURN APPLICATION TO:

## Authorization Form

Please complete this form if someone other than the property owner is representing the property.

We, PETER J. HORTON and William G. Shorn authorize  
Representing Monroe County Representing Grantair Inc.

Barbara Mitchell and/or Donald L. Craig of The Craig Company to represent my property for  
this application

[Signature]  
Signature of Monroe County Representative

Subscribes and sworn to (or affirmed) before me on April 28, 2005 (date) by  
PETER J. HORTON (name of affiant, deponent or other signer). He/She is personally  
known to me or has presented County picture I.D. as identification.

[Signature]  
Notary's Signature and Seal



Denise H. Holland  
Commission #DD276524  
Expires: Dec 21, 2007  
Bonded Thru  
Atlantic Bonding Co., Inc.

DENISE H. HOLLAND Name of Acknowledger typed, printed or stamped

NOTARY PUBLIC Title or Rank

DD 276524 Commission Number, if any

[Signature]  
Signature of Grantair Inc. Representative

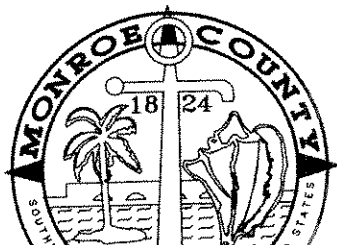
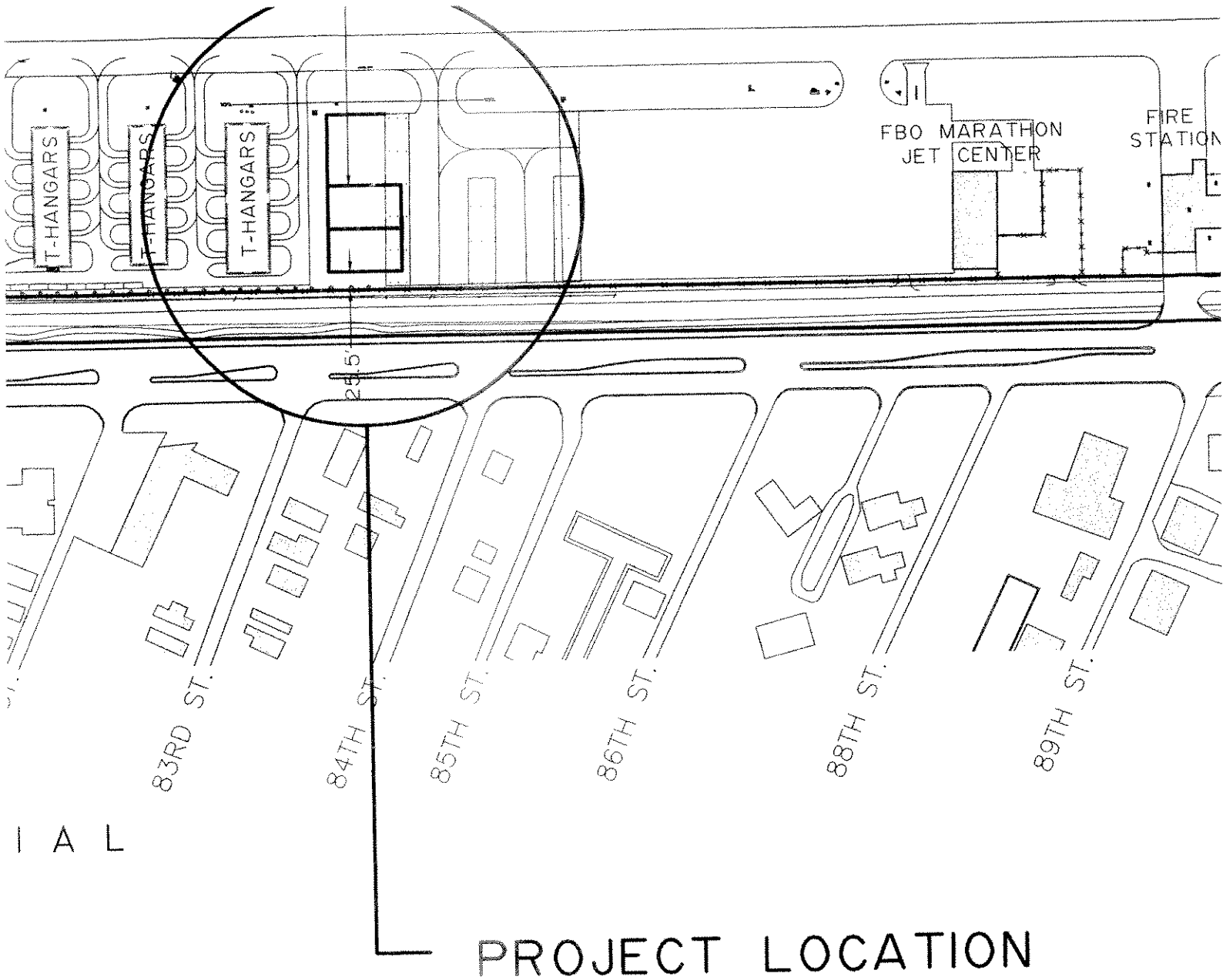
Subscribes and sworn to (or affirmed) before me on April 28, 2005 (date) by  
William G. Shorn (name of affiant, deponent or other signer). He/She is personally  
known to me or has presented \_\_\_\_\_ as identification.

[Signature]  
Notary's Signature and Seal

DENISE H. HOLLAND Name of Acknowledger typed, printed or stamped

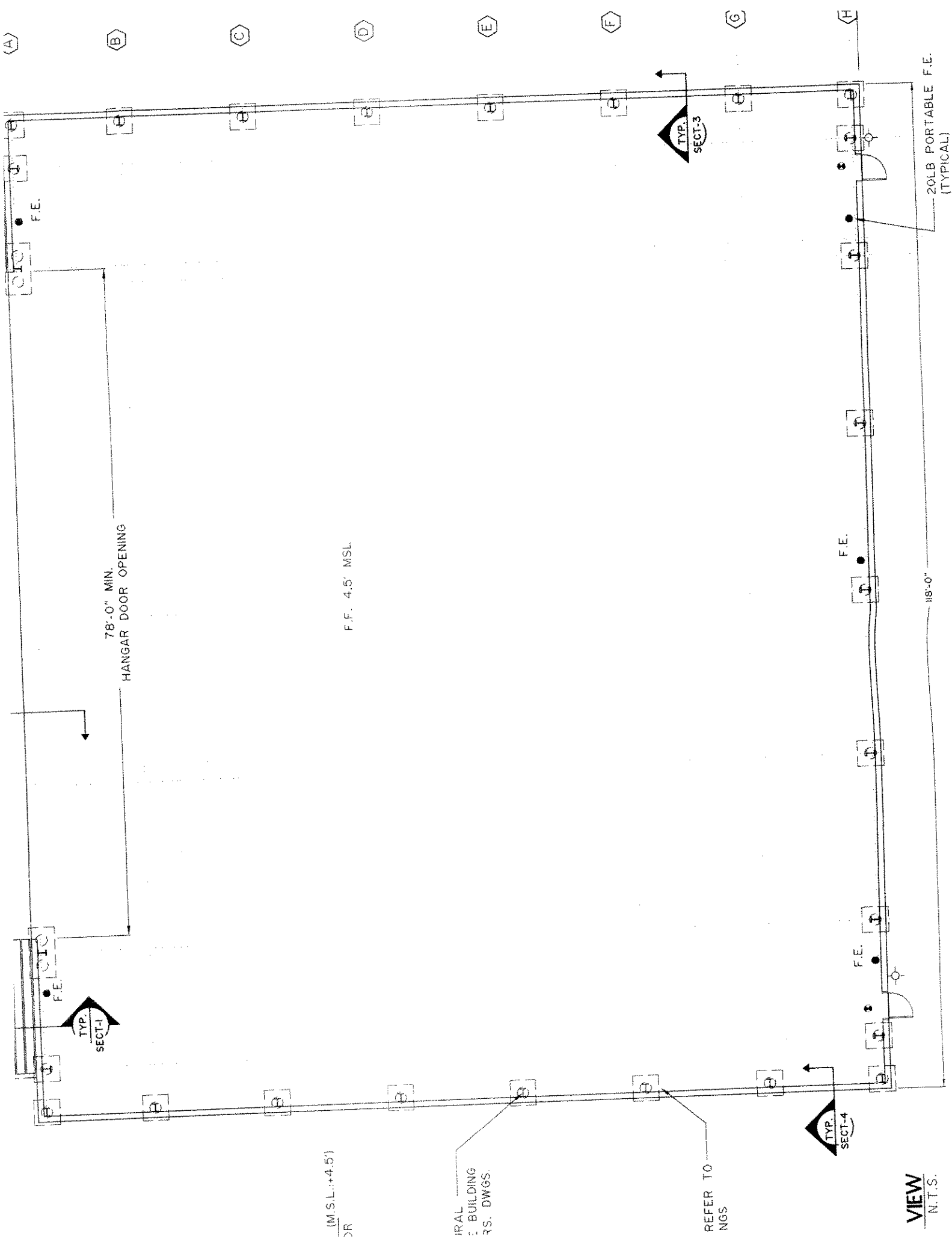
NOTARY PUBLIC Title or Rank

DD 276524 Commission Number, if any



PREPARED FOR  
BOARD OF COUNTY  
COMMISSIONERS  
MONROE COUNTY, FLORIDA

TC



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(B)

(C)

(D)

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F.F. 4.5' MSL

78'-0" MIN.

HANGAR DOOR OPENING

TYP. SECT-1

TYP. SECT-3

TYP. SECT-4

F.E.

F.E.

F.E.

118'-0"

20LB PORTABLE F.E. (TYPICAL)

(M.S.L. +4.5')  
OR

REFER TO  
BUILDING  
RS. DWGS.

REFER TO  
NGS

VIEW  
N.T.S.

*Part c:*

**SITE PHOTO'S**

**RECEIPT**

THE FLOOD VARIANCE APPLICATION FEE OF \$50.00 IS WAIVED  
FOR COUNTY SPONSORED PROJECTS



